

Greentrees Village Inc.
Board of Directors Meeting Minutes
APRIL 8, 2014

Call to order: The meeting was called to order at 1:00 p.m. by President George Lyddon. Eight board members were present. R. B. Taylor was absent.

Approval of the Board Agenda:

G. Lyddon made a motion to approve the Agenda. Voice Vote, 8 yes, 0 opposed, approved unanimously.

Approval of Prior Meeting Minutes: G. Lyddon moved to approve the BOD meeting minutes of March 12, 2014, as printed, by general consensus.

President's Comments: G. Lyddon announced that there will be an Executive Session to discuss foreclosures at the end of the BOD meeting today.

Resident's Forum: **David Johnsen, Lot #414**, regarding completion of 22 water lines on his street and how with great patience and some humor, he and his neighbors all survived the ordeal. He said the job was well done.

Correspondence: **Norma Parker, Lot #64**, regarding the CC&R Provisions in reference to Greenbelts and her recommendations to the Board.

Financial Report: Mike Grenfell presented the March Financial Report. Cash on hand in our Operating account is \$403,033.03. The Reserve Fund has \$336,075.33, for a total balance of \$739,108.36 in checking and savings.

General Manager's Report: Mr. Dashofy reported that residents will be receiving a city street survey from the city of Florence requesting citizen input on the amount that their taxes should be increased to pay for city street repairs. Installation of the camera in the library will be completed by the end of this week. Asphalt repair in the 400's is near completion. The 2013 financial review has been completed and will be discussed under New Business. *See New Business (04-03-14) 2013 Financial Review: M. Grenfell.* Road crack sealing was done last week in order to prepare for the road seal coating being done this summer. There will be a real estate open house on Saturday, April 19th from 11:00 a.m. to 4:00 p.m. An acid bath on the spa is being done this week as part of its ongoing maintenance. In order for optimal levels of chlorine and its effectiveness, the swimming pool needs to be drained of approximately 1/3 to 1/2 of its water every so often; and this is to be done soon. Charter Communications has notified us that it will be 100% digital in June. Residents without a box at that time will be unable to get any cable service. Charter has offered to continue one free box to each homeowner. Louis is attempting to get Charter to offer a second box, free of charge, for one year to homeowners who have more than one television set. Otherwise the cost will be \$6.99 per month for the second box.

Committee & Club Reports: **(ACC) R. B. Taylor:** Four permits were issued in March and include a front entrance deck and cover for Lot #24; a carport, new deck and landscaping for Lot #30; a new deck for Lot #112 and a Sun Tuf-Deck Cover for Lot #672. **(GERT/Security) K. Stone:** No Report. **(Property Committee) Bill Johnson:** The Property Committee met on April 1st. Norma Burkett was a guest at the meeting. The installation of speed limit signs on both sides of each speed bump will be discussed and voted on today. *See Unfinished Business (03-05-14) Recommendation, speed limit signs: B. Johnson (second reading).* The possibility of moving the gazebo, currently across from the Clubhouse, to a position in front of the Clubhouse was mentioned. The idea being, that it would create better usage for those utilizing the Rhody bus service. The Rhody Multi-Use Path will be discussed today under Unfinished Business. *See Unfinished Business (03-06-14) Rhody Multi-Use Path: B. Johnson.* ADA Requirements, including ramps to bathroom(s) and lift facilities for the pool and Jacuzzis were also discussed at the meeting. **(Tuesday Club) N. Burkett:** The Antiques and Collectibles Show will be on April 26, 2014. The show will accommodate 33 tables of which 17 have already been sold. Sign-ups for tables continue at the office through April 24th. **(Computer Club) P. Miller:** XP support ends today, April 8, 2014. Pat recommended backing up your computer if you have XP. The next meeting of the Computer Club is on April 16th at 11:10 a.m. Everyone is welcome. **(Bingo Committee) K. Bumgarner:** Reported that \$2, 135.00 was paid out over the last 13 weeks. This included one progressive payout of \$90.00 and one power ball payout of \$20.00. The quarter ended with a positive net game balance of \$2.65. There was an average of 32 attendees, per week, during the first quarter. Kay welcomed all owners, renters and their invited guests (18 years or older) to attend.

Unfinished Business:

(02-04-14) Preparedness Expo: K. Stone presented a "Vendor Letter of Agreement" for the Greentrees Village Emergency Preparedness Expo. Ken said fifteen tables have already been signed up and speakers are lined up. He thanked Mr. Dashofy for his work on the brochures and posters. **(03-01-14) Rule Change/Attorney Opinion – Replanting Greenbelts: V. Martin (second reading):** The Attorney opinion was received right before the BOD meeting and not all Board members had the opportunity to peruse its content. Therefore,

George Lyddon moved to table this motion until after the Executive Session, where Board members would have the opportunity to digest and discuss the attorney's comments and recommendations. **(03-06-14) Rhody Multi-Use Path:** B. Johnson expressed concern on behalf of the BOD regarding the possibility of all or most of the existing foliage being removed on the east side of Rhododendron Drive, which would include native rhododendrons, shore pines, berries and ground covers. Along with the loss of scenic beauty would come concerns about trespassing and safety since the multi-use path (according to current plans) would come as close as 3' from Greentrees. David Johnsen read the letter from Mike Miller, Public Works Director for the City of Florence regarding the proposed Greentrees Village event and Rhody Drive Multi-use Path. Bill Johnson moved to have Mr. Dashofy send an initial letter to the City of Florence with the Board's concerns. If we receive an unsatisfactory response, then letters will be written and sent to other prominent figures as necessary. Discussion followed. Voice vote, 8 yes, 0 opposed, passed unanimously. **(04-04-14) Recommendation – Speed Limit signs, second reading:** B. Johnson moved to have two speed limit signs installed in conjunction with each of the two speed bumps installed each year. Discussion followed. Roll Call Vote, 4 yes, 4 opposed, motion failed.

New Business:

(04-01-14): Approval of waiver: P. Miller motioned to approve the "Release and Waiver of Liability Agreement" for participants wanting to display their artwork, handicraft or collectables in the Greentrees Village Clubhouse display cabinet. Discussion followed. Voice Vote, 8 yes, 0 opposed, approved unanimously. **(04-02-14) Appointments:** G. Lyddon announced the appointments of Brian O'Neil of Lot #145 and Jeff Myers of Lot #72 to the ACC Committee. Mr. Lyddon also announced the appointment of Ron McCrary of Lot #690 to the Finance Committee. Discussion followed. Voice Vote, 8 yes, 0 opposed, approved unanimously. **(04-03-14) 2013 Financial Review:** M. Grenfell presented the 2013 Jones & Roth Financial Review. Mr. Grenfell thanked Louis for all his work on the Financial Review. Fred Burns extended a thank you to all those on the Finance Committee who also gave of their time to help with the Financial Review. **(04-04-14) ADA Restroom work:** B. Johnson presented a proposal by Doug South General, Contractor, for the amount of \$5175 for the ongoing improvements to meet handicapped accessibility rules and laws. M. Grenfell motioned to approve the contractor proposal. Discussion followed. Roll Call Vote, 8 yes, 0 opposed, approved unanimously.

Other Business: None.

Executive Session: G. Lyddon motioned to adjourn the meeting to go into Executive session along with Connie Goddard of the Finance Committee to discuss foreclosures. Voice Vote, 8 yes, 0 opposed, approved unanimously. **The Board went into Executive Session at 2:30 p.m.**

BOD meeting reconvened at 3:27 p.m.

Foreclosures: (Lot #9) V. Martin moved that the BOD authorize President George Lyddon to place a bid on Lot #9 not to exceed 20% above all owed debt and owed taxes. Roll Call Vote, 8 yes, 0 opposed, approved unanimously. **(Lot #105)** F. Burns moved that Lot #105 be offered for sale first to Greentrees owners through the Association newsletter. All bids must be sent to the Association's attorney. The sale will be open for 30 days after publication in the Association Newsletter. The President is authorized to spend up to \$1,000 to make the property "sale ready". The Association's attorney will provide the Board with all bids over the minimum bid established by the Board. The Board will accept the best bid over the minimum bid amount. The BOD authorizes President George Lyddon to administer the sale of Lot #105. Roll Call Vote, 8 yes, 0 opposed, approved unanimously.

(03-01-14) Rule Change/Attorney Opinion – Replanting Greenbelts: V. Martin moved that based on advice given by Thomas Johnson, Attorney at Law, motion (03-01-14) will be withdrawn at this time. A new motion integrating the attorney's recommendations will be written and submitted at the next BOD meeting. Voice Vote, 8 yes, 0 opposed, approved unanimously.

Announcements: G. Lyddon thanked the Tuesday Club for serving cake for today's Board meeting.

G. Lyddon moved to adjourn the meeting. Voice Vote, 8 yes, 0 opposed, passed unanimously. **Adjournment at 3:33 p.m.**

Submitted by Vicki Martin, GTV Secretary, 2014